

# Daily Pilot

SATURDAY, MARCH 29, 2025 /// dailypilot.com



Don Leach | Staff Photographer

**SURF FILM MAKER** Logan Dulien at his home in Newport Beach. Dulien took matters into his own hands to expose a theft ring who targeted surfers up and down the coast of Southern California.

## Newport filmmaker exposes ID theft ring targeting surfers

BY ERIC LICAS

Logan Dulien had been taking care of his mom for about a year and a half by the time she died of Parkinson's disease last summer. It was a complicated arrangement for him, partly because her struggle with alcohol and substance abuse throughout his childhood had strained their relationship. They had previously been estranged for 20 years and she was living in a care facility when he received disturbing news.

"I got a call from Hoag Hospital saying that my mom had just been rescued by elderly protective services and the Santa Ana Police Department for elder abuse," he told the

After his car was broken into in August near River Jetties, surfer Logan Dulien decided to launch his own investigation, and quickly discovered numerous others who had also been victimized.

Daily Pilot Thursday. "[The operators of the facility] had basically cut off all her hair. She had a broken hip, broken shoulder. They apparently washed her in bleach. It looked like she had just been liberated from Auschwitz."

Bearing witness to his mom's gradual decline after they reunited weighed on Dulien. He was in the hospital with her when she died, and was caught in a spiral of emotions in the days that followed.

He needed to clear his head before he

started planning her final arrangements. So he decided to surf for just 20 minutes at Santa Ana River Jetties before going to a mortuary on Aug. 12.

"That's my temple," Dulien, creator of the surfing film series Snapte, said. "That's my religion. That's everything for me. That's my sanity."

But when he got back from his saltwater

See *Surfers*, page A2

## Laguna awarded FEMA and state grants to mitigate wildfire hazards in two canyon areas

BY ANDREW TURNER

Laguna Beach has received grant funding for hazard mitigation in connection with development projects for two of its designated fuel modification zones, where combustible vegetation is managed or replaced to mitigate wildfires.

The Federal Emergency Management Agency and the California Office of Emergency Services awarded approximately \$334,000 for the work.

Robert Montaghami, the

city's fire marshal, said the two fuel modification zones — identified as No. 16 and No. 19 — refer to Hobo and Diamond canyons, respectively and that he's hopeful the projects can get underway within a year.

"The FEMA project approval and obligation of funds are contingent upon implementation of the fuel modification activities in the two fuel modification zones," Montaghami said.

"Vegetation management activities include removing dead and dying fuels, thinning heavy

brush, maintaining ember-resistant zones and trimming or removing trees," he said.

Montaghami said the city had conducted its environmental studies related to the work. The Coastal Commission requested a restoration project report with submission of an application for the fuel modification project, said Montaghami.

The city budgeted \$445,470 in the wildfire mitigation and fire safety fund to account for the initial phase of the project,

which includes biological studies, environmental design and the entitlement process. No additional appropriation was needed to proceed.

"I've obviously spent time in both of these fuel mod areas," Councilwoman Hallie Jones said. "There are sensitive environmental resources and huge fire risks. ... I'm really happy to see really sustainable fuel mod work happen in these canyons."

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## Laguna crowd shows support for shelter

City officials say neighboring communities are not sharing the burden.

BY ANDREW TURNER

Laguna Beach is taking a long look at the future of its homeless services, and at least for now, the alternative sleeping location in the canyon owned and funded by the city will continue to run as it has.

A large crowd inside City Council chambers Tuesday night waited nearly three hours for the topic to come up on the agenda, one that at first blush left the door open for the closure of the shelter.

City Manager Dave Kiff got out in front of the discussion, saying he would not be recommending closing the alternative sleeping location (ASL) — located at 20652 Laguna Canyon Road — resulting in a round of applause just before the council went to break.

When the panel returned, though, Kiff opened the item by saying it was one of several tough discussions the community could expect to have as the city sorts out its priorities ahead of the next fiscal year.

"I don't think our shelter resources need to be the region's resources," Kiff said. "We've already stepped up well, as Laguna knows. We're home to a youth shelter, the Friendship Shelter and the ASL, which is over 70 beds, if my count is correct, and I

See *Shelter*, page A4

### ALSO FROM THE DAILY PILOT:



John Watkins

**THE CROWD: 'FOR THE LOVE OF A CHILD' SPRING FASHION EVENT SUPPORTS WORK OF CHILDHELP** PAGE A3

**HAVING BUILT UP CMPD AFTER A RETIREMENT WAVE, CHIEF RON LAWRENCE WILL HIMSELF RETIRE** PAGE A2

### DAILY PILOT GIRLS' WATER POLO DREAM TEAM

## Gift of Gabby

Newport Harbor sophomore center Gabby Alexson earns Player of the Year honors.

BY MATT SZABO

Gabby Alexson came into every match for the Newport Harbor High girls' water polo team knowing the opponent would likely run a drop defense.

The plan involved limiting the sophomore center in front of the cage, forcing her teammates to take outside shots.

It's a strategy that Alexson could take as a compliment. She also took it as motivation.

"It almost gives me more drive to be able to go and beat that," she said. "I don't want them to break down my play."

Alexson had three Orange Lu-



Don Leach

**NEWPORT HARBOR'S** Gabby Alexson (14) deflects a pass into the net for a score during the Bill Barnett Holiday Cup in November.

theran players in the vicinity as she scored the biggest goal of the Sailors' season on Feb. 18. She still took the excellent entry pass from fellow sophomore Madison Mack, turned and scored, setting off a wild celebration at Orange Coast College.

Newport Harbor had just dethroned the two-time defending CIF Southern Section Open Divi-



Don Leach  
Staff Photographer

sion champion in the semifinals, 12-11 in the second sudden-death overtime period, booking its own trip to the title match.

Alexson, who shined for Newport Harbor all season at center, is the 2024-25 Daily Pilot Dream Team Player of the Year.

The goal was symbolic of personal growth for Alexson, Sailors coach Ross Sinclair said.

"It was a big growing moment for her," he said. "Last year, I think she maybe would have tried to play for a call in that moment. In those moments, the refs want to see you finish."

Alexson, who stands 5-foot-9, turned into the primary center upon the graduation of Ryan Chalupnik, last year's Dream Team Player of the Year. She pro-

vided mentorship for freshman Caroline Daniel, another two-meter player with big-time potential.

Alexson shared Sunset League MVP honors with teammate Emerson Mulvey and was a first-team All-CIF selection, also earning Santa Barbara Tournament of Champions all-tournament team

See *Dream*, page A6



# CMPD Chief Ron Lawrence to retire

BY SARA CARDINE

Costa Mesa Police Chief Ron Lawrence, who came to helm of the city's police department in 2021 and helped build back leadership within the force after a wave of retirements, has announced his own retirement plans.

City officials broke the news to department heads earlier this week and issued a news release Friday to the wider public. The 55-year-old will remain in the position until June 27, just shy of his four-year-anniversary in Costa Mesa.

Lawrence said the move was always in the cards, indicating he told City Manager Lori Ann Farrell Harrison when he took the job that he'd likely stay anywhere from three to five years.

"But I also told her I would do a lot of good things," he recalled Friday in a phone interview, while on an afternoon walk with his wife, Jennifer. "I know how to build a good time, I know how to leverage what works and to work on what

doesn't."

During his tenure, Lawrence helped build inroads in the local community through an intentional outreach effort while securing technology improvements and grant funding that helped lower crime rates and equip officers with better tools to do their jobs.

He is credited with creating new leadership roles within the Costa Mesa Police Department, including the position of deputy chief, and promoting to the rank of captain lieutenants Bryan Wadkins and Jason Chamness. Lawrence also appointed five out of seven of the department's lieutenants and promoted many more officers as sergeants.

"When I took this job, I was asked to build on an already positive reputation. But what we were suffering from then was a staffing issue," he said, recalling a time when retirements had reduced the number of sworn officers from 165 to just 99, leaving a scarcity of mid- to upper-level personnel. Today, there are 142

sworn officer positions.

"If I hire the right people and promote the right leaders, my job becomes remarkably easier," he reasoned. "So, I hire people with servants' hearts, people who want to be of service."

A 35-year law enforcement veteran who has served one-third of his career in department leadership positions, Lawrence graduated from the Sacramento County Sheriff's Academy in 1989 at the age of 19 and served as a part-time deputy for six months before moving to the Placer County Sheriff's Department.

He went on to serve the cities of Lincoln and West Sacramento before landing a lieutenant position in 2003 in Palo Alto, where he would meet his wife, who then worked as an officer. Lawrence later served as captain in Rocklin and Citrus Heights — it was at the latter that he would rise to the rank of chief in 2016.

Lawrence also served on several statewide boards and commissions, including

the Western States Information Network (WISN), the Public Policy Institute of California (PPIC) and the California Police Chiefs Assn. where, as president in 2019, he represented 335 California chiefs as liaison to the governor, state attorney general and state Legislature.

Costa Mesa Mayor John Stephens, who alongside Lawrence attended several community "listening tours" intended to create connections between citizens and their local government, praised the outgoing chief for building up the department's staffing and resources.

"Chief Lawrence led the organization through a staffing transition as a result of key retirements, and he has brought the organization to a whole new level," Stephens said in the city's release.

"He introduced a responsive culture which is highly regarded in the law enforcement profession, and became a trusted and respected professional and neighbor in our communi-



**COSTA MESA**  
Police Chief Ron Lawrence publicly announced on Friday his plan to retire in June.

*City of Costa Mesa*

ty."

City Manager Lori Ann Farrell Harrison in Friday's announcement credited Lawrence for working as part of a wider team to earn and build trust in the community.

"It is with mixed emotions that I accept Chief Lawrence's intent to retire at the end of June after an amazing and successful 35-year career dedicating his life to the service of others," she said. "[He] will be missed, and I thank him for transitioning the police department to an even higher level of performance."

Farrell Harrison will oversee the search for the city's

next chief, deciding whether to appoint someone from within the ranks of CMPD or to conduct an outside search for candidates.

Lawrence said Friday he hopes his successor is an empathetic leader who understands the humanity of the community and the organization and someone who loves Costa Mesa and the job as much as he does.

"I love the people. I love this job, and it's hard to leave something you love to do," he said. "But I'm getting older, and future leaders need to emerge."

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## SURFERS

Continued from page A1

therapy session, he discovered that someone had taken his keys from his beachside apartment and used them to steal his wallet and phone from his car. When Dulien used a relative's phone to text the one that was stolen, the person who replied offered to return his property in exchange for \$1,000 cash.

Dulien agreed and enlisted several friends from the surfing community to watch his back at a meeting point chosen by the thief, but the person with his phone never showed up. Sensing he might have lost more than he first thought, he went to a bank to check his accounts and discovered they had been tapped to purchase around

\$150,000 in watches and other luxury merchandise.

Dulien felt as if he had been toyed with for hours when he was supposed to have been arranging to lay his mother to rest. For just a moment, defeat washed over him. Then anger and an unrelenting desire to find those who had wronged him followed.

"Maybe they robbed the wrong person at the wrong time," Dulien said. "Because, hey, I've got the surveillance. I have the resources. And I'm pissed off."

The filmmaker shared multiple security camera stills of the person who took his keys from his apartment and shared his story with thousands of followers on social media. Almost immediately, dozens of others began reaching out to say they had been

victimized in practically identical crimes.

Connections in his circle shared additional footage of thieves using Dulien's cards to make purchases. Later, a Costa Mesa Police detective told Dulien the person caught on surveillance was named Daniel Castillo. He had previously been arrested for similar thefts, and was allegedly part of an organized crime ring targeting surfers up and down the coast, according to a federal indictment.

"It makes sense, they know they're going into the ocean and a lot of them hide their keys," Dulien said. "They're gone for at least 20 minutes to three hours. So at that point it became more personal. Because surfing, look, everyone doesn't get along, but we are still a tribe. If you

see someone drowning, whether you're on good terms or not, you're gonna save them."

Castillo was reportedly taking orders from the theft ring's alleged mastermind, who was able to bypass facial recognition software in order to break into victims' phones and access their banking accounts. That person was identified in court documents as Moundir Kamil, a Moroccan national who had previously been convicted of bank robbery and served time in prison in California.

Dulien handed over every lead and piece of evidence he found to Newport Beach police officer Kyle Bean, and over several months they built a rock-solid case. In the meantime, break-ins remained rampant near River Jetties.

"I remember there were eight in one week," Dulien said.

A huge break in the case happened last month, shortly after a neighbor installed surveillance cameras on their property. Those showed thieves breaking into vehicles, handing off stolen goods and, crucially, the license plate of one of their vehicles.

That ultimately led to the arrest and additional allegations filed against Castillo, Kamil and a third defendant accused of using stolen cards to make purchases, Jennifer Pruneda. Investigators estimate the three allegedly took over \$900,000 from their victims, according to court documents. All three suspects are currently awaiting trial in federal court.

Dulien said he feels

proud knowing his tenacity may have helped bring crooks preying on his tribe to justice, but doesn't consider himself a hero. He described himself as a person who looks forward to confronting problems on his own terms.

His took on his personal investigation into the identity theft ring while simultaneously working on the fifth installment of his surfing film series and arranging his mothers cremation. Dulien said he thrives in "chaos," and having tackling multiple challenges at once allowed him to productively channel his energy during a tumultuous point in his life.

"The more I get written off, the more I feed off of that energy," Dulien said.

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THE CROWD | B.W. COOK

# ‘For the Love of a Child’ spring fashion event supports work of Childhelp

The Balboa Bay Resort, Newport Beach, opened its ballroom doors to welcome Orange County’s fashionable women for an annual spring gathering in support of a serious cause, fighting child abuse.

The Orange County chapter of Childhelp, one of the premiere affiliates of the national organization founded in 1959 by Sara O’Meara and Yvonne Fedderson, held its 39th Fashion Show and Luncheon billed as “For the Love of a Child.”

OC Childhelp President **Julie Thornton-Adams** greeted the sold-out crowd dressed to impress. Arguably, this fashion event on the Orange Coast is among the most glamorous and exquisitely produced spring runway shows and luncheons.

Credit for the impeccable production belongs in great part to the most dedicated OC Childhelp advocate **Patti Edwards**. Attending with husband **Jimmy Edwards**, Patti, honorary event chair and National Childhelp board member, has championed the cause of protecting the most neglected, abused and damaged children who have been abandoned by family, society and the system.

Childhelp has served as the last stop for decades, rescuing the vulnerable children lost and often slipping through the cracks of what should be a decent and humane, safe time in a young life to grow and flourish.

Standing tall with Edwards in the mission to save the children were the

2025 Fashion Show Luncheon event chairs **Katherine Meredith** and **Diana Miner**. The powerhouse duo, also setting the uber chic fashion vibe donning complimentary all-white spring wardrobe, produced a flawless event headlined by a runway fashion show presented by South Coast Plaza and curated by **Stephanie Rogers**, director of community relations.

Models strutted the elevated catwalk, which featured two lanes bisecting the ballroom, allowing all guests to share a perfect vantage point of collections from Bally, Balmain, Camilla, Lanvin, Missoni, Monique Lhuillier, and Saks Fifth Avenue.

In the crowd, seated at tables festooned with spectacular spring white-on-white arrangements, and dining on a luncheon multi-course service were Childhelp devotees **Becky Cooper**, **Christine Bren**, **Carol Primm**, **Eileen Saul**, **Joyce Simon**, **Patricia Ford**, **Tracy Abel**, **Barbara Ganahl**, **Marion Hartwich**, **Jean deVries**, **Eve Kornyei**, **Pamela Selber**, **Dee Higby**, **Marion Jacobson**, **Betty Huang** and **Kitty Canada**, to name only a few.

Major support for Childhelp over many years of generous giving of both time and treasure deserves tremendous appreciation and attention paid to special guests. Among the standouts are **Beverly Cohen**, **Olivia Abel**, **Pam Pharris**, **Joy Estrada**, **Debra Violette**, **Gina Van Ocker**, **Mary Allyn Dexter** and **Jacque Casey**, also known as Childhelp angel and a Stardust donor. She and her husband, **Michael**



Photos by John Watkins

CHILDHELP’S SPRING Fashion Show committee members gather together for a group portrait.



NIKKI BASS and Bill Peters support the 39th Childhelp Spring Fashion Luncheon at Balboa Bay Resort.

Casey, have quietly rescued countless kids with their remarkable giving.

Joining Jacque at her table were close friends and family including daughters

**Kimberly Casey** and **Monica Booth**, **Gail Haft**, **Gayle Naylor**, **Heather Denton**, **Nancy Pelligrino** and **Lee Healy**.

The inspirational highlight of the afternoon came with the presentation of Childhelp’s Children’s Friend Award. Patti Edwards introduced the audience to **Rosevelt Rawls**, a talented young lady who took the stage with considerable grace and confidence. Rawls accepted her award and shared her personal story and commitment to the Childhelp mission. At age 11, Rawls became a Childhelp Youth Ambassador under the tutelage of

founders O’Meara and Fedderson.

Today, she continues that mission, traveling the nation having visited some 175 schools across 26 states and reaching more than 200,000 young people. Rawls shared her beautiful voice, performing an original song that took the event to another level of inspiration and purpose.

To learn more about the important work of Childhelp today in Orange County and nationally, visit [childhelp.org](http://childhelp.org).

**B.W. COOK** is editor of the Bay Window, the official publication of the Balboa Bay Club in Newport Beach.

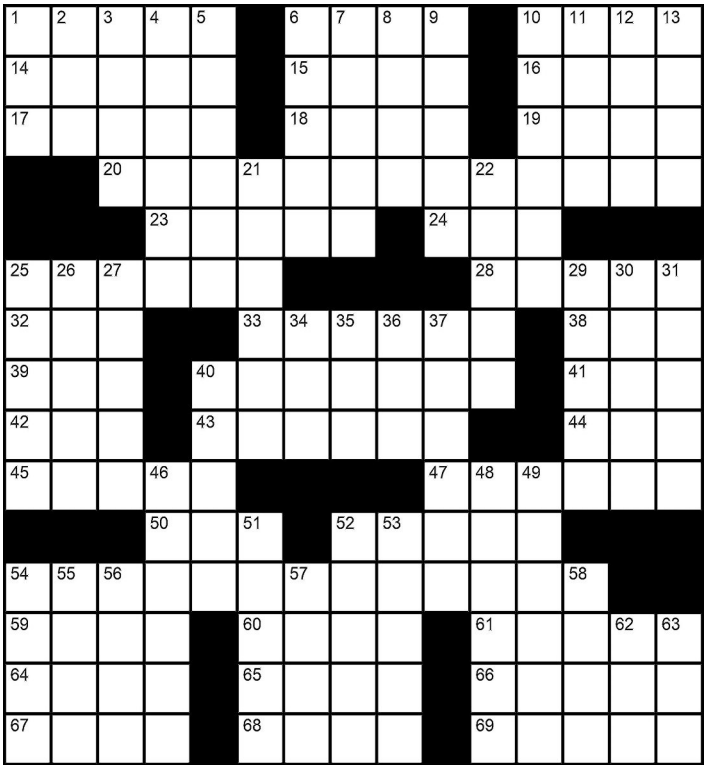
## THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

### ACROSS

- 1 Hit song or movie
- 6 Travel by boat
- 10 Alonso of baseball
- 14 Cheese-topped chip
- 15 Third Gospel book
- 16 Apple tablet
- 17 Restaurant request
- 18 Creative thought
- 19 Houston university
- 20 Lean breakfast meat: 2 wds.
- 23 Stopwatch button
- 24 Used a sofa
- 25 Spooky apparitions
- 28 Detective's clues
- 32 Even so
- 33 Break free
- 38 Slippery when

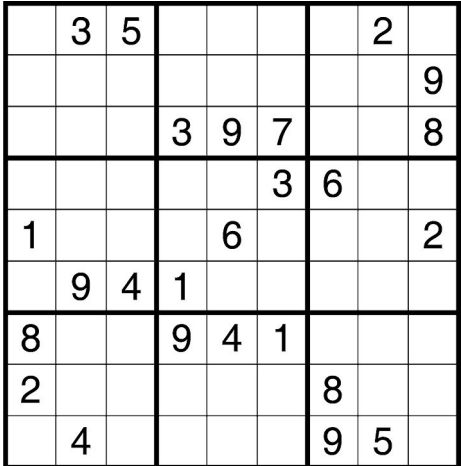
- 39 Mob informant
- 40 Makes from scratch
- 41 Tailless primate
- 42 Mineral-bearing rock
- 43 Looked impolitely
- 44 Propel a kayak
- 45 Seat belt
- 47 Good things to have
- 50 Sheep's sound
- 52 Honeydew or cantaloupe
- 54 "Breaking Bad" star: 2 wds.
- 59 Regrets
- 60 \_ and peck
- 61 Ancestry
- 64 Lotion additive
- 65 Barely defeat
- 66 Beehives, for example
- 67 What an



## SUDOKU

By the Mephram Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit [sudoku.org.uk](http://sudoku.org.uk).



For answers to the crossword and Sudoku puzzles, see page A4.

anchor reports  
68 Cook in a hot pan  
69 Western German city

### DOWN

- 1 \_-cone
- 2 Damage
- 3 "Thunderstruck" band
- 4 Cutting tools

- 5 Stinging insect
- 6 Playground fixture
- 7 Financial review
- 8 Swedish furniture chain
- 9 Tilts
- 10 Pittsburgh MLB player
- 11 Heroic tale
- 12 Folded Mexican food

- 13 Biblical garden
- 21 Claim
- 22 Bundles of hay
- 25 Greek wrap sandwiches
- 26 Chest organ
- 27 Whiskered river animal
- 29 In the loop
- 30 Storehouse
- 31 One-pot meals
- 34 Sailor's locale
- 35 Hot Wheels product
- 36 Consumed
- 37 Bike parts
- 40 Political TV network
- 46 Dishonors
- 48 "Exactly right!": 2 wds.
- 49 Is nosy
- 51 Feels sore
- 52 Japanese comic book style
- 53 Key in
- 54 Muffin ingredient
- 55 Regulation
- 56 Pained cry
- 57 Impolite
- 58 Silent agreements
- 62 End of a sock
- 63 Bit of personal data: Abbr.

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Name Change

ORDER TO SHOW CAUSE FOR A CHANGE OF NAME

**CASE NO. 25FL000253**  
**Petitioner or Attorney (name, state, bar, and address):**  
Alejandro Freyre  
811 Delaware Unit 1,  
Huntington Beach, CA  
92648

**TO ALL PERSONS INTERESTED:**  
Alejandro Freyre filed a petition with this court for a decree changing names as follows:  
**Present Name**  
Alejandro Freyre  
**Proposed Name**  
Alex Freyre

**THE COURT ORDERS** that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons

Legal Notices

Name Change

for the objection at least two days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING**  
DATE: 04/28/2025  
TIME: 8:30AM  
DEPT: L64  
ROOM: N/A

**The address of the court is:** SUPERIOR COURT OF CALIFORNIA County of Orange 341 The City Drive South, Orange, CA 92868 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county.  
Dated: 03/17/2025  
S. Gonzales  
Deputy  
Published in the Daily Pilot 03/22/25, 03/29/25, 04/05/25, 04/12/25

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CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 10, 2025, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Annual Review of North Newport Center Development Agreement** – An annual review of Development Agreement No. DA2007-002 for North Newport Center, pursuant to Newport Beach Municipal Code (NBMC) Section 15.45.080 (Periodic Review) and California Government Code Section 65865.1. The Development Agreement executed in 2008 and amended in 2012, vested development rights for regional commercial, office, mixed-use and residential uses in North Newport Center and required public benefit contributions to the City. The Zoning Administrator will review Irvine Company's good faith compliance with the provisions of the Development Agreement between January 2023 and December 2023. North Newport Center includes the following sub-areas: Fashion Island; Block 100, Block 400, Block 500, Block 600, and Block 800 of Newport Center Drive; and San Joaquin Plaza.

The project is categorically exempt under Section 15321 – Class 21 (Enforcement Actions by Regulatory Agencies), of the State CEQA (California Environmental Quality Act), because it has no potential to have a significant effect on the environment.

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 15.45.080 (Periodic Review). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator).  
**Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Joselyn Perez, Senior Planner, at 949-644-3312 or [jperez@newportbeachca.gov](mailto:jperez@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2024-0096	<b>Activity:</b> Development Agreement Annual Review
<b>Zone:</b> PC56 (North Newport Center)	<b>General Plan:</b> Various
<b>Location:</b> Fashion Island; Block 100, Block 400, Block 500, Block 600, and Block 800 of Newport Center Drive; and San Joaquin Plaza	<b>Applicant/Owner:</b> Irvine Company



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CITY OF NEWPORT BEACH  
PUBLIC NOTICE  
ORDINANCE SUMMARY

**NOTICE IS HEREBY GIVEN** that on March 25, 2025, the City Council of the City of Newport Beach, California, introduced an Ordinance entitled:

ORDINANCE NO. 2025-5

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING SECTION 15.02.095 (SECTION 105.3.4) OF THE NEWPORT BEACH MUNICIPAL CODE RELATED TO TIMEFRAMES FOR COMPLETION OF CONSTRUCTION**

The Ordinance would remove the sunset provision and amend Section 15.02.095 of the Newport Beach Municipal Code. The amendment would also introduce additional criteria for applicants seeking further time extensions.

This Ordinance was introduced by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 25th day of March, 2025, by the following vote:

**AYES:** Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand  
**NAYS:** None

Second reading of Ordinance No. 2025-5 will occur at the April 15, 2025 City Council meeting. If adopted on April 15, 2025, the Ordinance shall become final and effective 30 days after adoption.

Dated this 26th day of March, 2025.

/s/ Leilani I. Brown, City Clerk,  
City of Newport Beach

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CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 10, 2025, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Schwartz Residence** – A request for a coastal development permit (CDP) to allow the demolition of an existing single-unit residence and the construction of a new 4,376-square-foot, three-story, single-unit residence including an attached 563-square-foot, two-car garage. The project also includes the installation of landscaping, hardscaping, drainage, site walls, and patio improvements all within the confines with private property.

The project is categorically exempt under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals and Calls for Review). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator).  
**Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Melinda Whelan, Assistant Planner at 949-644-3221, or [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2024-0059	<b>Activity No.:</b> Coastal Development Permit
<b>Zone:</b> R-1 (Single-Unit Residential)	<b>General Plan:</b> RS-D (Single Unit Residential Detached)

**Coastal Land Use Plan:** Single Unit Residential Detached RSD-C (10.0-19.9 DU/AC)  
**Filing Date:** May 10, 2024

**Location:** 2050 East Ocean Front  
**Applicant:** Brandon Architects

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CITY OF NEWPORT BEACH  
PUBLIC NOTICE  
ORDINANCE SUMMARY

**NOTICE IS HEREBY GIVEN** that on March 25, 2025, the City Council of the City of Newport Beach, California, adopted an Ordinance entitled:

ORDINANCE NO. 2025-4

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEWPORT BEACH, CALIFORNIA, AMENDING SECTION 1.08.120 (DEFINITIONS) OF TITLE 1 (GENERAL PROVISIONS), SECTION 5.95.042 (MAXIMUM NUMBER OF PERMITS), SECTION 5.95.043 (TRANSFER OF PERMIT), AND SECTION 5.95.063 (SUSPENSIONS AND REVOCATIONS) OF CHAPTER 5.95 (SHORT-TERM LODGING PERMIT) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE NEWPORT BEACH MUNICIPAL CODE TO UPDATE ADMINISTRATIVE PROCEDURES RELATED TO GOOD CAUSE DETERMINATIONS AND THE EXTENSION OF DEADLINES**

The Ordinance authorizes the Finance Director to extend deadlines for short-term lodging permit applications, transfers, suspensions and revocations upon finding "good cause," which includes unforeseen circumstances such as medical emergencies, natural disasters, administrative errors, or events beyond the applicant's control.

This Ordinance was adopted by the City Council of the City of Newport Beach, California, at a regular meeting thereof on the 25th day of March, 2025, by the following vote:

**AYES:** Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand  
**NAYS:** None

The Ordinance shall become final and effective 30 days after adoption.

Dated this 26th day of March, 2025.

/s/ Leilani I. Brown, City Clerk,  
City of Newport Beach

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CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 10, 2025, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**2360 Redlands Drive Lot Merger**- A lot merger application to merge two parcels under common ownership by removing the existing legal lot line that separates the front and rear lots, to allow for future improvements across the existing interior property line. The front lot (2360 Redlands Drive) is developed with a detached garage that serves the adjacent 2356 Redlands Drive property under the same ownership, while the rear unaddressed lot is currently undeveloped. No construction is proposed at this time. A waiver of the parcel map requirement is requested.

The project is categorically exempt under Section 15315 – Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Section 19.12.060 (Subdivision Code). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

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For questions regarding this public hearing item please contact Cameron Younger, Planning Technician, at 949-644-3228 or [younger@newportbeachca.gov](mailto:younger@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2025-0001	<b>Activity:</b> Lot Merger
<b>Zone:</b> R-1-7200 (Single-Unit Residential)	<b>General Plan:</b> RS-D (Single Unit Residential Detached)
<b>Location:</b> 2360 Redlands Drive and an unaddressed parcel (APN 439-232-13)	<b>Applicant:</b> Amber Miedema and Farshad Lahijani

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Andrew Turner

**FRIENDSHIP SHELTER** Executive Director Dawn Price, right, addresses the Laguna Beach City Council on Tuesday. Mia Ferreira, director of services for Friendship Shelter, left, and Andrew Gonzalez, ASL program manager, stand by to answer questions.

SHELTER

Continued from page A1

worry that we genuinely can't afford to be anything but Laguna-focused in the long term.

"Why have this discussion now? I think part of our approach today is to be prepared for something we think is likely going to happen, and that is an increase of arrivals of unhoused residents from other areas that are heavier on enforcement [of anti-camping ordinances] than we are, and who don't have a shelter or day program services."

Kiff recommended sunsetting the daytime program at the ASL, which operates between noon and 3 p.m. daily. During that time, individuals not enrolled in the overnight program can have immediate needs met, including food, laundry and a shower. They can also receive case management services. Jeremy Frimond, an assistant to the city manager, said the program serves an average of about 13 people a day.

The daytime program was introduced in February 2019, discontinued because of the coronavirus pandemic, and then brought back in 2023. Approximately 30 new participants that were not enrolled in the overnight program used the daytime services during the last quarter of 2024 and the first quarter of 2025, among the lowest of any quarter since the program's inception.

Frimond anticipated that expenses would increase. "Funding is uncertain, so we were not planning on federal funding coming through in the ways that it has the past several years," he said, suggesting the cost of the daytime program could go from \$100,000 to more than \$250,000.

Data shown in a presentation noted the city saw an increase in unsheltered individuals in the most recent Point-In-Time counts, from

28 in 2022 to 46 in 2024.

"It's staff's opinion that that's an overstated number for this community," Frimond said. "When we spoke to the county about it, they said they did a lot of estimating, and there is a margin of error across the entire county on that."

The City Council voted unanimously to continue operating the ASL in its current capacity beyond June 30. It also authorized staff to extend the contract with Friendship Shelter, which operates the facility, for up to six months. The ASL has been operating with 30 beds and five emergency beds for those enrolled in the overnight program.

Additionally, the council directed staff to complete a homeless needs assessment within 60 days, to bring back criteria for placing people in the ASL, and to request information regarding the operation of the shelter.

Mayor Alex Rounaghi and Councilwoman Sue Kempf will also be part of an ad hoc committee to work with staff on issues related to homeless services.

There was ample frustration from the council that more is not being done by neighboring cities in the southern part of Orange County to address homelessness.

"So far, we're pulling it off, but we have more needs now," said Kempf, tackling the issue from a financial standpoint. "If you expect every city to do something about this, it's not going to happen, and that's what we've seen happen. It doesn't happen, except for here. It frustrates me to no end that the county is not helping us more with this because they can have wraparound services, and they can provide much more robust support than we can in our little town."

Kempf noted that keeping the community safe

See *Shelter*, page A5

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Andrew Turner

**COMMUNITY MEMBERS** get in line to weigh in on an item concerning the future of homeless services in Laguna Beach on Tuesday.

## SHELTER

Continued from page A4

means keeping it safe on multiple fronts. Kiff brought up a couple of costs that need to be accounted for: fuel modification and utility under-grounding for fire safety. Police Chief Jeff Calvert said the city's park rangers have documented over 50 new homeless individuals in the community since October.

"Through interviews, we've learned that many of these individuals were directed to our ASL by neighboring cities, rehabilitation centers, social service agencies and organizations like City Net and Telecare," Calvert said. "Word of our ASL services is clearly spreading, leading to an influx of homeless individuals from surrounding areas. Furthermore, since the *Grants Pass* [v. *Johnson*] ruling, both proactive and reactive enforcement calls have increased by 54% at the ASL, and over 30% in the surrounding area. This surge is placing a strain on our resources."

Mia Ferreira, director of services for Friendship Shelter, pointed to data presented by city staff to state that the discussion was being built around a hypothetical scenario.

"If people are coming because of *Grants Pass*, or coming in general because people are telling them to come here, we would see an increase in numbers," Ferreira said. "We're not seeing an increase in numbers. I just want to dispel that myth here."

Dawn Price, executive director of Friendship Shelter, focused on the impact of the ASL in helping to transition people into housing. "I want you to remember we've housed hundreds of people during the life of the ASL," Price said. "Since 2019 alone, it's been almost 300, but we housed people before that, too. ...Last year, we achieved an unbelievable statistic in that 100% of the people that we had in

our housing stayed in our housing that whole year. We are wrapping services around so tightly that we are losing very few people."

Councilwoman Hallie Jones said the city shouldn't have to make a choice between compassion and community safety.

"I think we're developing a little bit of a false and binary choice between being safe and really treating our most vulnerable community members with dignity and respect and giving them the resources that they need," Jones said. "I don't think that's a choice we have to make. I think we get to do both."

Laguna Beach also contracts for homeless services with Be Well OC. That contract is set to expire in September, though city staff expect to be in front of the council concerning the feasibility of an extension in May.

Councilman Bob Whalen said that while the city will have to make decisions about what to fund, he had a "gut" feeling that homeless services needed to remain on the list.

"Nobody else is carrying any water on this in south [Orange] County," Whalen said. "They haven't for years, for decades it's been all us, but the fact that it's all us and the fact that others aren't doing their fair share shouldn't change the outcome on what we should continue to do."

Mayor Alex Rounaghi hoped to bring leadership in surrounding communities to the table.

"We need to solve homelessness. We could put our whole general fund into this issue, and we would not make a dent," Rounaghi said. "What we really need is regional collaboration. I think it's time to bring all the south [Orange] County mayors and city managers here — in this room, in Laguna Beach — and let's just have a conversation about how they can play a role in helping to collaborate."

andrew.turner@latimes.com  
Twitter: @AndrewTurnerTCN

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### CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, April 10, 2025, at 10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**2356 Redlands Drive Lot Merger** - A lot merger application to merge two parcels under common ownership by removing the existing legal lot line that separates the front and rear lots, to allow for future improvements across the existing interior property line. The front lot (2356 Redlands Drive) is developed with a single-family home, while the rear unaddressed lot is currently undeveloped. No construction is proposed at this time. A waiver of the parcel map requirement is requested.

The project is categorically exempt under Section 15315 – Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Section Code 19.12.060 (Subdivision Code). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

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For questions regarding this public hearing item please contact Cameron Younger, Planning Technician, at 949-644-3228 or [cyounger@newportbeachca.gov](mailto:cyounger@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2025-0002	<b>Activity:</b> Lot Merger
<b>Zone:</b> R-1-7200 (Single-Unit Residential)	<b>General Plan:</b> RS-D (Single Unit Residential Detached)
<b>Location:</b> 2356 Redlands Drive and an unaddressed parcel (APN 439-232-12)	<b>Applicant:</b> Amber Miedema and Farshad Lahijani

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### CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

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**306 East Oceanfront LLC Residence** – A request for a coastal development permit (CDP) to allow the demolition of an existing two-unit dwelling and construction of a three-story 2,114-square-foot single-unit dwelling with a 406-square-foot junior accessory dwelling unit and an attached 383-square-foot two-car garage. The project also includes the installation of hardscaping and site walls. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property.

The project is categorically exempt under Section 15303 – Class 3 (New Construction or Conversion of Small Structures) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64 (Appeals). A fee is not required to appeal any final action on a coastal development permit to the Planning Commission. The project site is located within the appeal area of the coastal zone; therefore, final action by the City may be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Laura Rodriguez, Assistant Planner, at [lrdriguez@newportbeachca.gov](mailto:lrdriguez@newportbeachca.gov) or at 949-644-3216, at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2024-0203	<b>Activity:</b> Coastal Development Permit
<b>Zone:</b> Two-Unit Residential (R-2)	<b>General Plan:</b> Two-Unit Residential (RT)
<b>Coastal Land Use Plan:</b> Two Unit Residential - (30.0-39.9 DU/AC) (RT-E)	<b>Filing Date:</b> November 13, 2024
<b>Location:</b> 306 and 306 ½ East Ocean Front	<b>Applicant:</b> Jason Richart

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**Recess Medical Spa** - A request for a minor use permit to allow the operation of a medical spa establishment (Personal Services, Restricted), which includes accessory massage services. The applicant proposes to improve a 4,404-square-foot tenant space within an existing 9,798-square-foot, single-story, multi-tenant medical building to provide services such as: cryotherapy, sauna, hot and cold plunge, intravenous therapy and accessory massage services. The establishment would operate from 9:00 a.m. to 8:00 p.m., daily, and no late hour operations (i.e., after 11:00 p.m.) are proposed.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 (Appeals).

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For questions regarding this public hearing item please contact Jerry Arregui, Assistant Planner, at 949-644-3249, [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov) or at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2024-0150	<b>Activity:</b> Minor Use Permit
<b>Zone:</b> Office-Airport (OA)	<b>General Plan:</b> Airport Office and Supporting Uses (AO)
<b>Location:</b> 4301 Birch Street, Suite 131	<b>Applicant:</b> Tiffany Perez, One Nine Architecture

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### CITY OF NEWPORT BEACH NOTICE OF PUBLIC HEARING

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**20062 Birch Street Medical Office** – A request for a minor use permit to convert the second floor, approximately 4,256-square feet, of an existing 9,622-square-foot three-story office building from a professional office use to a medical office use. To implement the conversion, the applicant also requests to waive one required off-street parking space, or 2% of the overall required off-street parking for the building, through the designation of one parking space as a ride share parking space. There is no increase in floor area or exterior remodeling proposed.

The project is categorically exempt under Section 15301 under Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 (Appeals).

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For questions regarding this public hearing item please contact Jerry Arregui, Assistant Planner, at 949-644-3249, [jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov) or at 100 Civic Center Drive, Newport Beach, CA 92660.

<b>Project File No.:</b> PA2024-0212	<b>Activity:</b> Minor Use Permit, Staff Approval
<b>Zone:</b> Santa Ana Heights Specific Plan, Business Park District (SP-7, BP)	<b>General Plan:</b> General Commercial Office (CO-G)
<b>Location:</b> 20062 Birch Street	<b>Applicant:</b> Michael Segura, Property Owner

# Daily Pilot

A Times Community News publication.

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## LEGAL NOTICE

### OFFICIAL PUBLIC NOTICE

#### Notice of Intent to Adopt a Mitigated Negative Declaration

**DATE:** April 1, 2025

**NOTICE IS HEREBY GIVEN**, that pursuant to Section 15072 of the State *CEQA Guidelines*, the City of Costa Mesa hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Victoria Place Project is available for review and comment.

**PROJECT TITLE:** Victoria Place Project

**PROJECT LOCATION:** The proposed Victoria Place Project (project) site is approximately 1.77 acres and is located at 220, 222, 234, and 236 Victoria Street (Assessor's Parcel Numbers [APNs] 419-111-19 through -21) in the southern portion of the City of Costa Mesa, California.

**LEAD AGENCY:** Victor Mendez, Senior Planner, City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92626

**PROJECT APPLICANT:** Tony Weeda, WMC LLC, 1024 Bayside Drive, Suite 109, Newport Beach, CA 92629

**PROJECT DESCRIPTION:** The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

**SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS:** The City has determined that the proposed project would require a MND. The MND was completed in accordance with the State *CEQA Guidelines* for the purpose of implementing the California Environmental Quality Act (CEQA). The MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by the Initial Study (IS)/MND prepared by the City.

**PUBLIC COMMENT PERIOD:** The City of Costa Mesa (City) invites interested parties to submit specific, environmental comments in writing regarding the IS/MND. The public comment period begins on **April 1, 2025** and ends on **April 30, 2025**. Written comments regarding the IS/MND must be submitted to the Planning Division prior to **5:00 p.m. on April 30, 2025**. Please send your written comments to the City staff contact identified below and include your name, address, and contact information in your correspondence.

**LEAD AGENCY:**  
City of Costa Mesa  
Economic and Development Department  
77 Fair Drive  
Costa Mesa, CA 92626

**CONTACT:**  
Victor Mendez, Senior Planner [victor.mendez@costamesaca.gov](mailto:victor.mendez@costamesaca.gov) (714) 754-5276

**PUBLIC HEARING:** A public hearing will be held before the Costa Mesa Planning Commission on June 9, 2025, at 6:00 p.m. in the City Council Chambers at 77 Fair Drive, Costa Mesa.

**AVAILABILITY:**  
Copies of the Initial Study, the proposed MND, and supporting materials are available for public review at the following locations (and online at <https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notices-and-reports>):

**City of Costa Mesa**  
Economic and Development Department 77 Fair Drive  
Costa Mesa, CA 92626

**Costa Mesa/Donald Dungan**  
Attn: Head Librarian  
1855 Park Avenue  
Costa Mesa, CA 92627

**Mesa Verde Library**  
Attn: Head Librarian  
2969 Mesa Verde Drive  
Costa Mesa, CA 92626



DREAM

Continued from page A1

accolades.

The Sunset League champions finished third in Santa Barbara, a position they held for much of the season before dethroning Orange Lutheran and advancing to their first CIF final since 2022. Newport Harbor (26-6) lost to Oaks Christian in the Open Division title game but will return a deep team next year, as Sinclair regularly made six-for-six line changes.

Last year, it was Alexson, Mack and Valery Verdugo as the three freshmen earning significant varsity minutes for the Sailors. This year, it was Daniel, Addison Ting and Campbell Pence.

"I think it's so cool that we have such young talent," Alexson said. "The three freshmen this year, I've been playing with them since I was 12, too. It's just really cool to have them all come together in high school."

Alexson will remain a player to watch. She's earned two USA Water Polo Junior Olympics titles with Newport, in the 12-and-under and 14U age groups, and hopes for another one this summer in 16U. She also has international experience, playing for the Cadet National Team at the Pan Am U19 Championships in El Salvador and the U16 World Championships in Turkey last year.

At the Newport Harbor banquet this year, Sinclair introduced her as one of the best centers in the country, easily in high school.

The praise makes Alexson smile. She knows she'll put in the work to back them up.

"I feel like a lot of my hard work has been paying off," she said. "I just don't want to hit a peak. I want to keep on going up ... If Ross thinks that I'm elite, then I have to keep on training like that."

Here's a look at the coach



Courtesy of Laguna Beach girls' water polo

**COACH KATIE TEETS** and the Breakers take a selfie after winning the Division 1 title on Feb. 22.

COACH OF THE YEAR  
Katie Teets

Laguna Beach

Teets, in her second season in charge of the Breakers, guided a team with three senior captains but relatively little varsity experience behind that. Laguna Beach (20-12) started the season 0-6, but gained momentum toward the end and made a run that culminated in the CIF Southern Section Division 1 title, the program's eighth CIF championship. The 10-9 win over San Clemente was Laguna Beach's third sudden-death victory of the season, and Teets earned CIF Coach of the Year accolades.

FIRST TEAM

Reagan Weir

2M | Corona del Mar | Sr.

A four-year varsity player for the Sea Kings, the Stanford-bound Weir remained a force as a senior while serving as a valuable mentor to CdM freshmen centers Camryn Spruill and Keira Bethell. Weir scored a team-best 103 goals for CdM (19-11), helping the team finish runner-up in the Sunset League and advance to the Open Division playoffs. A first-team all-league and all-CIF selection, she also drew 56 exclusions.

Harper Price

UTIL | Newport Harbor | Sr.

Sinclair referred to Price as the Sailors' iron woman and blue-collar worker, helping out in multiple areas and especially as a standout defender. Price, bound for UC Berkeley, is a repeat first-team Dream Team selection and was a first-team All-Sunset League pick.

Presley Jones

ATT | Laguna Beach | Sr.

Always one of the smartest players in the pool, Jones has earned multiple USA Water Polo Junior Olympics titles but capped her high school career with her first CIF championship. The Pacific Coast League MVP and Division 1 Player of the Year put away the winning penalty shot, drawn by senior teammate Kara Carver, in the CIF final. Jones, bound for UCLA, tallied 72 goals and team-best totals of 61 assists and 70 steals.

Maya Tovar

ATT | Huntington Beach | Jr.

Tovar returned from a year away from high school water polo to excel as a junior for first-year head coach Kelly Doherty. One of the Oilers' leaders on offense, she performed well in high-pressure situations, helping Huntington Beach (12-14) finish third in the rugged Sunset League and



James Carbone

**LAGUNA BEACH'S** Presley Jones (9) shots the winning penalty shot goal against San Clemente in the CIF Southern Section Division 1 title match at Mt. San Antonio College on Feb. 22.

advance to the Division 1 playoffs. Maya Tovar, whose younger sister Leila was a freshman on the team, was a first-team all-league selection.

Gaby Kelly

ATT | Edison | Sr.

First-year head coach Eric Perales didn't know if Kelly would return to the team this year, as she spent the early part of the season overseas. But she came back and was a key player again for the Chargers. Kelly, bound for UC Santa Barbara for swimming, helped Edison (15-15) finish fourth in the Sunset League and advance to the second round of the Division 2 playoffs. She was a first-team All-CIF selection.

Didi Evans

ATT | Corona del Mar | Sr.

The left-handed attacker was a four-year varsity player who will be missed at CdM. Bound for Princeton, she was second on the team with 76 goals and led the squad with 88 assists. She was a first-team All-Sunset League selection and ended her sparkling career as a two-time CIF Southern Section Division 1

champion, starting for both teams as a freshman and junior, respectively.

Kara Carver

ATT | Laguna Beach | Sr.

Carver missed much of December due to sickness, but was undoubtedly a key piece as the Breakers came together at the end of the season, joining older sisters Rachael and Hannah in bringing the program a CIF title. Despite missing that time, Kara, a dynamic player bound for USC, finished with a team-best 73 goals along with 29 assists and 57 steals. A repeat first-team Dream Team selection, she was also first-team All-CIF.

Emerson Mulvey

UTIL | Newport Harbor | Soph.

A transfer from Mater Dei, Mulvey quickly turned into a leader inside and out of the water for the Sailors. A hard worker and vocal in practice, she was an all-tournament team selection at the Santa Barbara Tournament of Champions and shared the Sunset League MVP award with Alexson. Mulvey also earned first-team All-CIF accolades.

Lydia Soderberg

GK | Newport Harbor | Sr.

The Sailors saw Soderberg become a more consistent standout in her second year starting between the pipes, becoming more explosive and getting off her line quicker. She also showed the ability to block her fair share of penalty shots. Soderberg, bound for UC Santa Barbara, was a second-team All-Sunset League selection.

SECOND TEAM

Position, Name, School, Year

GK Gabby MacAfee, Corona del Mar, Sr.

ATT Kaila Wesley, Fountain Valley, Sr.

DEF Madison Emerson, Edison, Sr.

ATT Valery Verdugo, Newport Harbor, Soph.

UTIL Lily Franzese, Huntington Beach, Jr.

UTIL Gaby Zifcak, Ocean View, Jr.

2M Sophia Winters, Costa Mesa, Sr.

ATT Brooke Shumard, Marina, Soph.

GK Siena Jumani, Laguna Beach, Sr.

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California State Parks seasonal lifeguard Sierra Fockler discovered a 14-inch Pacific football fish around 2:30 p.m. on Friday, Oct. 13, near the lifeguard station located at Crystal Cove State Park in Orange County. It's the second such case of the fish washing ashore over the last three years. (Courtesy of California State Parks)

Good morning. It's Wednesday, Oct. 25. I'm Carol Cormaci, bringing you this week's [TimesOC newsletter](#) with a look at the latest local news and events.

Watch where you're stepping on O.C.'s famed sands, because you may encounter a rare specimen of marine life. One, in fact, that has very sharp teeth.

That's what happened on a recent afternoon to lifeguard Sierra Fockler, who found a spooky-looking black angler fish, specifically a Pacific football fish, while she was walking near the lifeguard headquarters building on Moro Beach, located within Crystal Cove State Park.